

Extra Info

9/25/06

#6

John Murray

From: Lauren Rosenzweig
Sent: Monday, September 25, 2006 12:44 PM
To: Manager Department
Subject: FW: Corrected HDC draft decision on 124 Main Street
Importance: High
Attachments: minutes82106.doc; 9-05-06minutes.doc

Please put in "extra information" for tonight's packet, if this has not been done already.

Thank you.

Lauren

From: Anne Forbes [mailto:aforbes@rcn.com]
Sent: Friday, September 22, 2006 4:26 PM
To: Board of Selectmen
Cc: HDC@acton-ma.gov
Subject: Corrected HDC draft decision on 124 Main Street

My apologies to your board. Brian Bendig has pointed out that the version of the HDC draft decision on the 124 Main Street parking plans (sent earlier this afternoon) was an earlier one, rather than the draft updated as of the last HDC meeting.

Please disregard the earlier attachment, and replace it with the one attached here. For your background information I have also attached the *draft* minutes from the two parts of the HDC public hearing on the application, from August 21 and September 5.

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9/25/2006

ACTON HISTORIC DISTRICT COMMISSION

Monday, August 21, 2006, 7:30 p.m., Town Hall

DRAFT MEETING MINUTES

Tom Peterman, Aaron Moore, Brian Bendig, Michaela Moran, and Anne Forbes in attendance. Meeting called to order 7:35(?)

5/15/06; 6/5/06; 6/19/06; 7/5/06; 7/17/06 Minutes were distributed for reading by members, will be taken up for approval next meeting. No meeting was held on 8/7 due both to a lack of quorum and Town Hall being locked.

Correspondence/communications since 7/17: BB: communications on 491 Main; email exchanges on 481 Main, 124 Main.

Appointments:

8:00: 2 School Street, 127-131 Main Street. PH (App. 626) –Glenn Berger, Blue Bird Realty Trust in attendance. GB will present site plans and accurate architectural plans for the restoration and addition.

Exchange Hall: Bell has been freed up, weathervane to be remounted on the cupola. Slate roof to be repaired and Exchange Hall sign put back. Shutters and windows to be restored as much as possible, those that are restored will be placed in prominent locations. The addition will be 15 by 32, approximately, with same roof pitch, similar windows, no cornice brackets. Addition to contain elevator, egress, utilities, bathrooms. Main building: Egress on the west side added at later date. This will be reproduced. Insulated glass (storm panels) on outside of windows, building to be scraped and painted. Clapboard to be retained, replaced only when necessary. Lighting to be on posts for the parking lot, lighting for the decks is to be determined. Other buildings: New windows are proposed for 129-131. Ell to be removed to make way for parking lot. Parking to be 23 on site with 25 spaces across the street (13 School St.) Former cider mill building at 127 Main to be removed. Site of 127 and the ell to be removed from 129-131 to be flattened to accommodate car parking.

Site plan for special permit will be submitted to the Selectmen this week. This application could impact the processing and decisions with respect to the HDC's decision on application 0626. BB noted that other town boards will be reviewing aspects of the site plan in the coming weeks.

Commission questions and comments: TP asked about the location of the ornamental fence. Do the plans reflect the construction of the retaining wall, and dumpster screening? Are the stairs at the front of the building in the plans?. GB says the details are not yet completed for those stairs. Two trees will be kept – tree on the left of Main St. entrance and another. TP confirmed that the plans reflect that replacement of trim will be only as needed. Brick on south side was painted red. AM asked re exterior storm panels: was there consideration of use of interior panels? BB asked re moving the 127 building to another location? GB said if 127 left on site parking reduces to nothing. Preservation is linked to sacrificing other structures on the site. GB says he is open to having someone take the building away. In regard to the retaining wall, TP noted we would need to know specifically where stone vs. veneer-block would be on the site. TP would also want to see more detail on the addition to EH to mirror the older building more closely. List of information to come in includes but not restricted to: window info for 131, door changes to 131, molding profiles on the rear ell addition, elevation of retaining wall and dimension- veneer-lock and fieldstone placements, windows

and roofing materials on the new ell, detail of the extension of the railing on the porch. AF asked GB for 7 small copies of the plan, & one large set.

BB noted that the HDC had held a site visit to the property on 7/13, and that he had some conferences and email communications with Mr. Berger and the Board of Selectmen. He then invited the public to view the plans and make comments. There were questions about the intensity of the proposed uses. Christopher Tolley of 29 Nylander Way urged the board to consider deferring a decision on a Certificate of Appropriateness until the BoS conduct their site plan review. GB explained that the plans call for a 175 seat restaurant which will be served by the 48 parking spaces on site and in the lot across the street; with as additional 225 seat for top 2 floors only be open when commuter lot is available for parking. The latter will be served by valet parking. David DaCosta expressed concern that the site changes might close off a right-of-way over the 2 School St. property. GB said that there should be no obstacle to any passage from the neighboring properties.

The HDC will send the applicant a list of further information needed by the board. BB continued the public hearing to Sept. 18, 2006 at 8:30PM.

9:10: 13 School Street parking lot PH (App. 624). Bruce Stamski, presented the application for the Town of Acton engineering department. He explained that the change in elevation is due to underground drainage issues and sight lines for driving. Plantings described; he explained that part of the east slope will be purposely left somewhat open for safety issues. TP stated that is overall a good plan despite the abrupt change in elevation. Three light poles to be placed at the edges of the lot. BS stated that the lot should be finished by the end of September. Plantings to be of a size similar to what a developer would be required to do for screening. Question from the public about light spilling from the parking lot into the neighborhood. BS indicated that the lighting must conform to the outdoor lighting bylaw. AF moved to close public hearing, BB seconded, the motion passed unanimously.

BB moved application #0624 be approved as submitted with the plans-site and planting, light fixtures benches, and guard rails. Finding that: 1. the rear rail is minimally visible from School St., 2. the screening vegetation is critical on the slope of the built up terracing and the view of the lot from School St., 3. The applicant agrees to omit a section of guard rail closest to school street at the entrance to the lot, and that the screening may need to be revisited at a later time to ameliorate any light issues from headlights and raise in grade, strong recommendation that the plantings be chosen for their screening ability, and that the planting be put in place this fall. Condition that the planting be revisited in one year. The town will resubmit a revised planting plan on request, if necessary. And on the recommendation that the planting at the back of the lot be varied with regard to spacing and species, finding that if the lot were lowered by a foot or two it would be in the best interests of the application to reduce the visual impact of the lot. AF seconded, and passed unanimously.

9:30: 124 Main Street parking lot PH (cont.) (App. 616), Frank Chen in attendance. Plans under review are those dated 6/30/06; No revised plans have been submitted. Written comments on the plans have been received from Engineering, Planning, Health, Building Dept., Transportation Advisory Committee and Municipal Properties.

Gray, granite-like versi block known as Roman Pisa by Ideal Concrete of Westford to be used for the retaining wall. Cut granite to be used for curb at parking area. Planter is to be brick 2.5' high or lower and planted with roses, similar to the planter at Donelan's parking lot. FC would prefer a grade level planting area, but was told by his engineer that a planter would be required. AF noted that the manner of the brick laying would not be compatible due to the irregular angling of that brick. AF was told by Garry Rhodes that the shed must be removed because it is on the property line. FC did not intend to move the shed on this plan. TP expressed concern that the opening of the driveway is wide (33') instead of 20'. TP suggested an additional planting area at the east side of the driveway opening to reduce the opening, and also referred the board and applicant to the Engineer's comment #9 and Planning Director's comment #1. FC liked the idea as it would improve the look of the parking lot. TP noted the retaining wall will be visible from Main St. and if built as proposed will look artificial in the district. AF noted that a plain poured concrete wall would be preferable to a versa-block structure. A new wall light has recently been put onto Railroad St. side of the building. AF noted complaints from neighbors about that light. TP suggested granting a COA with the condition that violations of this nature be addressed. SPS hearing is scheduled for 8:30 on 9/11/06 at the BoS meeting. BB will draft an interoffice memorandum of our comments and our intention to do a final

COA review once the applicant has decided the details of his plan for the SP hearing. BB continued the public hearing to 8:30PM on September 5, 2006. AF will confirm with GR the requirement re: the building of the planter.

Unscheduled discussion

Dave DaCosta questions re: plans for barn at 26 School Street. Are they complete enough for a certificate of appropriateness. Appointment set for 9PM 8/5/06.

Other business:

Membership- Possible new member, Ellie Halsey, has submitted her VCC application.

Cancellation of 8/7/06 meeting due to lack of quorum

District Boundary Signs

Only 4 signs left to be installed- 2 on 111 which is a state Rd., others have a problem with a lack of ground, and one to be installed on Windsor Ave.

481 Main Street (fence and vent pipes) BB in communication with Nyberg earlier this week. Fencing and vent screening to be done this week.

586 Mass. (mural)

491 Main St. – clapboards on front of house have been removed. Question of what they're doing. BB will email the Tollivers to ask

Respectfully submitted,

Michaela Moran, Secretary

Acton Historic District Commission
DRAFT Minutes, 9/5/06

Brian Bendig, Anne Forbes, Aaron Moore, and Michaela Moran in attendance. Tom Peterman, absent.

5/15/06 minutes approved as corrected.

A draft of the Design review guidelines was brought to the HDC by Lauren Rosenzweig and Ann Sussman for presentation. Design guidelines assembled due to requests from citizens for design review of commercial buildings. How will these guidelines interact with the HDC review? Where will they fit into the town's processes of approval? Design review and economic well-being go hand-in-hand. Selectmen directed the committee to bring the guidelines to all town boards which may be impacted. Guidelines will be taken to a town-wide forum before being adopted. The Design Review Board would initially be an advisory board, perhaps would be later made into bylaws.

Frank Chen -124 Main St. PUBLIC HEARING, Application #0616: Mr. Chen emailed the revised plan late this afternoon. It shows two planters at the entrance, reducing the entry. Pressure-treated wood guard rail design, 3' high will be placed at the top of the wall. A field stone retaining wall with mortared joints is FC's first choice or a wood wall as a second choice will hold back the grade. Price will be the determining factor. BB noted MGL Ch. 268 invoking 'rule of necessity' for this application. Lower grade of parking lot area by 1'. The height of the wall is between 4' to 5', may be as high as 8' near Main St. Grade level planting areas on either side of the parking lot entrance which is narrowed from the original 30'. Bench design substantially the same as that on the front porch. BB noted that the view from Main St. is the one from which our review is given, planting areas- if a curb or border is more than substantially at grade level applicant will have to submit an amendment to the application. BB moved that the application 0616 be approved based on the original app and the permit site plan submitted 9/5/06 with the exception of page 'sp' which has not been updated to show the raised planter has been omitted from the design. On condition: 1. that the mortared-joint stone retaining wall design, if amended to wood, the applicant will have to return with an amended application for the design of a wood wall. 2. If retaining wall is higher than 8', the applicant shall return for an amended application. 3. Since site plan shows grade-level planting areas at narrowed parking lot entrance, if, as part of the spsp process, raised planters of more than 1' above grade are necessary, applicant must return for an amendment. 4. The bench will be substantially the same as the bench at the front of the building, and finding that the pressure-treated wood guard rail design is appropriately left unpainted and is essential for safety. AM seconded, motion carried unanimously. AF will produce the certificate and condition letter. For the purposes of the spsp, a draft of the certificate will be written for the selectmen's packets (for Friday, 9/8).

Dave DaCosta, **26 School St., (#0632)**, demolition of fire-damaged barn, rebuild same, re-roof, paint, install windows and overhead door to replace those damaged by fire. Shingle jet 25 (the same as on the house), windows to be Boston light 2-over-1 to match

the rest of the house. Siding and trim boards to be stripped from the building and replaced with such in-kind. Public hearing set for 10/2/06 at 8 pm, notice to go into paper by 9/14/06. hansblixdmd@hotmail.com. Need dimensions of trim, windows, and door; Elevation of east side of the barn. AF will contact DD with a request for the information.

Tolliver.-**491 Main St.**, re-clapboard of front of house. (CNA). Insulation blown in after siding removed. Buck windows now with permanent exterior storms. Roofing replaced in-kind. Plans for screened porch are to be determined; it may be turned into a storage room. Water-table next to side door to be replaced in-kind. Applicant may design a door hood for the side door. He will produce an application for that change.

Membership

BB will contact Scott Kutil re: joining the HDC. Ellie Halsey to be followed up by MM. AF will pursue Betsy Eldridge for an appointment.

Correspondence and Communications

MR contacted BB re presenting his notion of the changes he wishes to make to West Acton. BB will contact him.

AF emailed Town Clerk to forward the room changes; emailed to Fire Chief asking about the vehicular exhaust systems for the fire stations, email to selectmen re: the rule of necessity for the Exchange Hall application and for 124 Main St. MM will submit a letter of a similar nature.

481 Main St.-letter by BB to D. Nyberg with input from AM and AF. Fines to begin Monday 9/11/06 if the violations are not resolved per the MoA. BB has communicated an update re: 481 Main St. to the ACC directors, as requested.

Violation letters should be sent out. MM to send letter to **14-20 School St.** re: fence approval for east side only and versa-lok block wall. BB will send letters to other property owners in violation.

Bill from Signlogic for the HDC signs was in our mailbox. MM to forward to town treasurer.

#0631- S. Acton Congregational Church –re-roof, AF has requested the abutters list.

Respectfully submitted,

Michaela Moran, Secretary